glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

633 E. Broadway, Room 103
Glendale, CA 91206-4311
Tel 818.548.2140 Tel 818.548.2115
Fax 818.240.0392 ci.glendale.ca.us

December 22, 2015

Hamlet Zohrabians
3467 Ocean View Blvd. STE B
Glendale, CA 91208

RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1504793
364 WEST CALIFORNIA AVENUE

Dear Mr. Zohrabians,

On December 22, 2015, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application to demolish an existing single-family house and construct a new 6,238 square-foot, five-unit, multi-family residential building on a 6,977 square-foot lot. The townhouse-style units will be two stories over a semi-subterranean garage in the R-1250 High Density Residential Zone located at **364 West California Avenue**.

CONDITIONS OF APPROVAL:

1. Submit revised drawings and a material sample for review and approval by staff that identify split-face block for the boundary walls along the elevation that faces the adjacent neighbors.
2. Submit revised elevation drawings that clearly identify all downspouts and gutters for review and approval by staff.
3. Submit an exterior lighting proposal to include exterior lighting for the second floor balconies with fixtures that are consistent with the architectural style for staff review and approval.
4. The driveway material must be decorative and architecturally consistent with the proposed style of the building.
5. Add ceramic tile similar to the private patio finish or add a scoring detail at the hardscape path leading to individual unit entries along the easterly property line to add interest to the path sequence and better define unit entries.
6. Revise the detail of the projecting bay at the second floor of the southern elevation to provide appropriate visual support for the overhanging mass.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The proposed site planning is appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- The new five-unit, townhouse style, multi-family residential building will face West California Avenue and will maintain the prevailing street front setback for the residential properties along this street.
- The proposed landscaping plan is complementary to the development of the site, with new drought tolerant landscaping used to create functional and usable common and private outdoor spaces.

- The new semi-subterranean parking garage will be accessed from West California Avenue. Pedestrian access to the semi-subterranean parking garage is from the rear common open space as well as a staircase at the front. The elevators and stairs are appropriately incorporated into the overall design of the building.
- A new 6'-6" maximum height boundary wall fence with a 42" tall open metal fence over a 36" high plastered concrete block planter is proposed. A condition of approval has been added requiring the boundary walls to be split-face block on the neighboring side.
- The trash bins and recycling containers are located in the semi-subterranean garage and adequately screened from public view.
- Downspouts and gutters are not clearly identified on the proposed drawings, though they are likely needed. A condition is proposed requiring submittal of revised elevation drawings that clearly identify all downspouts and gutters for review and approval by staff.
- Light fixtures are appropriately located adjacent to the main entries and private patio areas for each unit. The light fixtures proposed are designed to be architecturally consistent with the proposed Spanish Colonial Revival style of the building. No exterior lighting is proposed for the second floor balconies, though it will likely be needed. A condition is proposed requiring submittal of a revised lighting proposal to include exterior lighting for the second floor balconies with fixtures that are consistent with the architectural style of the development.

Mass and Scale – The proposed massing and scale are appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- The property is located in a multi-family zone where the neighborhood is comprised of a variety of one, two- and three-story residential buildings in a variety of architectural styles.
- The project's massing is broken up by recessed building forms and geometric volumes which is especially appropriate along the east and west facades as it breaks up the mass and accentuates the design to minimize a boxy profile.
- The maximum overall height will be 28'-1" for the new two-story, multi-family residential building.

Building Design and Detailing – The proposed design and detailing are appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- All new windows will be fiberglass, clear glass, and recessed within the opening with wood frames and sills. The windows will be a bronze finish, and a combination of fixed glass and casement which is compatible with the proposed Spanish Colonial Revival style of the building.
- The Spanish Colonial Revival design of the project features a smooth plaster finish, with wood corbels, one-piece clay tile roofing, and wood entry doors.
- A condition has been recommended requiring the projecting bay along the southerly elevation of the second floor to be revised to provide appropriate visual support for the overhanging mass.
- The new balcony railings are proposed to be a dark brown metal with a simple vertical pattern with a knuckle design.
- The pedestrian entry gates along the east and the west will be a dark brown metal with a simple vertical pattern.
- A condition is recommended requiring that ceramic tile similar to the private patio finish, or a scoring detail should be added at the hardscape path leading to individual unit entries along the easterly property line to add interest to the path sequence and better define unit entries.

- The proposed driveway material is not identified on the drawings. A condition is recommended requiring that the driveway material be decorative and architecturally consistent with the proposed style of the building.

This approval is for the project design only. Administrative Design Review approval of a project does not constitute compliance with the Zoning Code and/or Building Code requirements. Please refer to the end of this letter for information regarding plan check submittal. If there are any questions, please contact the case planner, Vista Ezzati, at 818-937-8180 or via email at VEzzati@glendaleca.gov.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

1. **California Avenue is already very congested with traffic, and on-street parking on California Avenue is at a minimum. Another complex will add to the congestion and parking issues that are already present.**

   The primary intention of the R-1250 zone is to allow for high-density residential development with a minimum of 1,250 square feet of lot area per dwelling unit. As proposed, the project complies with the applicable Zoning standards in conformance with the City's comprehensive General Plan Land Use Element designation of High Density. The location of the R-1250 zone is based on convenience, adequacy of services, traffic circulation, and the existence of open space and recreation areas that support the concentration of population in such zones. Based on the small scale nature of the proposed building (five units), a traffic monitoring program is not required and adequate infrastructure is already existing for this project.

   The project is proposed mid-block on California Avenue, which is identified as an Urban Collector street with a minimum width of 40 feet with parking on both sides. The surrounding neighborhood is comprised of numerous existing legal non-conforming multi-family residential buildings, many with density and parking that do not meet today's Zoning Code requirements. The project complies with current density and parking regulations as required by the Zoning Code. Based on the proposed number of units and bedrooms for each unit, the following parking requirements apply: four two-bedroom units require 2 spaces per unit, one three-bedroom unit requires 2.5 spaces per unit, and ¼ guest space per unit. As proposed, the project is providing a total of twelve parking spaces, which includes the eleven required residential parking spaces and the one required guest parking space.

2. **Lack of quiet enjoyment will be an ongoing nuisance during construction.**

   The project is required to comply with the City's Noise Ordinance. A temporary periodic increase in ambient noise would occur during construction activities associated with the proposed project. Noise from the construction activities would be generated by vehicles and equipment involved during various stages of construction operations: demolition, site grading, foundation and building construction. The noise levels created by construction equipment will vary depending on factors such as the type of equipment and the specific model, the mechanical/operational condition of the equipment and the type of operation being performed.

   Construction noise associated with the project will be required to comply with the City of Glendale Noise Ordinance (Municipal Code Chapter 8.36). which prohibits construction activities between the hours of 7:00 p.m. on one day and 7:00 a.m. of the next day or from

7:00 p.m. on Saturday to 7:00 a.m. on Monday or from 7:00 p.m. preceding a holiday to 7:00 a.m. following such holiday.

3. **A two-story building will block light/fresh air to the 366 W California Avenue building directly next to the subject property to the east.**

   As proposed, the project complies with the minimum setback and average setback regulations that are required by the Zoning Code to ensure adequate access to light and air for surrounding properties:

	Code Requirement	Proposed
Setbacks	Street Front: Garage/First Floor: 20 foot minimum, 23 foot average Second Floor: 23 foot minimum, 26 foot average Interior: First Floor: 5 foot minimum, 8 foot average Second Floor: 8 foot minimum, 11 foot average	Street Front: Garage/First Floor: 20.5 foot minimum, 24.2 foot average Second Floor: 23 foot minimum, 26.63 foot average Interior: First Floor: 6 foot minimum, 8.13 foot average (at the west), 7.5 foot minimum, 8.05 foot average (at the east), 19.5 foot minimum, 21.17 foot average (at the south) Second Floor: 8.5 foot minimum, 11.06 foot average (at the west), 8.5 foot minimum, 11 foot average (at the east), 17.5 foot minimum, 20.16 foot average (at the south)

APPEAL PERIOD (effective date), TIME LIMIT, LAPSE OF PRIVILEGES, TIME EXTENSION

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Design Review Board if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **JANUARY 5, 2016** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

APPEAL FORMS available on-line: www.glendaleca.gov/appeals

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website. Visit us.

TRANSFERABILITY

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

EXTENSION: An extension of the design review approval may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the design review approval.

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner, **Vista Ezzati**, who acted on this case. This would include clarification and verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **by appointment only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

If an appeal is not filed within the 15-day appeal period of the decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, approved plans must be stamped approved by Planning Division staff. **Any** changes to the approved plans will require resubmittal of revised plans for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes to approved plans must be on file with the Planning Division.

An appointment must be made with the case planner, Vista Ezzati, for stamp and signature prior to submitting for Building plan check. Please contact Vista Ezzati directly at 818-937-8180 or via email at VEzzati@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

for Kris Asgaard

Urban Design Studio Staff

KA:ve

City of Glendale
Community Development Department
Design Review Staff Report – Multi-Family

Meeting/Decision Date: December 22, 2015	**Address:** 364 West California Avenue
Review Authority: ☐DRB ☒ADR ☐HPC ☐CC	**APN:** 5637-007-017
Case Number: PDR 1504793	**Applicant:** Hamlet Zohrabians
Prepared By: Vista Ezzati, Planning Assistant	**Owner:** Roberty Longuryan & Silva Mankikian

Project Summary
The applicant is proposing to demolish an existing single-family house and construct a new 6,238 square-foot, five-unit, multi-family residential building on an approximately 6,977 square-foot lot. The townhouse-style units will be two stories over a semi-subterranean garage. The building will have two, three-bedroom units, and three, two-bedroom units ranging from 1,169 square feet to 1,435 square feet.

The proposed work includes:

- Demolition of the existing 1,536 square-foot one-story single-family home with a detached one-car garage located towards the rear.
- Construction of a new 6,238 square-foot two-story townhouse style multi-family building with a total of five units designed in a Spanish Colonial Revival style. The building will have two, three-bedroom units, and three, two-bedroom units ranging from 1,169 square feet to 1,435 square feet.
- Construction of a new semi-subterranean parking garage with a total of 12 parking stalls, including one guest parking space.

Existing Property/Background
The site is currently developed with a one-story, 1,536 square-foot single-family house with a detached one-car garage designed in the Bungalow Craftsman style. The subject property is an interior lot developed in 1912 located on the southwesterly portion of West California Avenue. The site topography consists of relatively flat terrain and has a regular, rectangular shape similar to other properties in the neighborhood. The existing single-family house with a detached garage will be demolished as part of this project. The subject property was identified on the Craftsman Survey with a code of "6L', indicating that it is not eligible for designation for the Local, State, or National Register of Historic Resources and would not be considered a historic resources under the California Environmental Quality Act (CEQA). The subject property is located in a high-density residential zone along an urban collector street with predominantly multi-family development abutting the subject property.

Staff Recommendation
☐ Approve ☒ Approve with Conditions ☐ Return for Redesign ☐ Deny

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Last Date Reviewed / Decision
☒ First time submittal for final review.
☐ Other:

Zone: R1250 - High Density Residential
Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals
☒ None
☐ Other:

CEQA Status:

☐ The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines.

☒ The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines.

☐ Other:

Site Slope and Grading

☐ None proposed

☒ Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.

☐ 1500 cubic yards or greater of earth movement:

☐ 50% or greater current average slope:

DESIGN ANALYSIS

Site Planning

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Setbacks of buildings on site

☐Prevailing setbacks on the street

Yards and Usable Open Space

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Outdoor space integrated into site design and acknowledges adjacent development

☐Common space easily accessible from all units

☐Appropriate separation/screening from residential units

☐Discrete seating and amenity areas allow for multiple users

Garage Location and Driveway

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Garage fully integrated into overall structure

☐Driveway and curb-cut widths minimized

☐Grade-level garages and parking, if allowed, are appropriately screened from the street

☐Decorative paving complements building design

☐Stairs and lifts to subterranean garages incorporated into the design of the project

Landscape Design

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Complementary to building design

☐Maintain existing trees when possible

☐Provide landscaping adjacent to driveways and garages

☐20% of planting at above-grade common spaces is within 9 inches of finish floor

☐Above-grade tree wells are at least 6 inches higher than box size of tree

Walls and Fences
☐ **yes** ☐ **n/a** ☒ **no**

If "no" select from below and explain:
☐Appropriate style/color/material for building design
☒Perimeter walls treated at both sides
☐Retaining walls minimized
☐Appropriately sized and located

A condition is recommended requiring the boundary walls at the property lines to be a split-face block on the neighboring side. The applicant must submit a material sample and revised plans for review and approval by staff.

Equipment, Trash, and Drainage
☐ **yes** ☐ **n/a** ☒ **no**

If "no" select from below and explain:
☐Equipment screened and well located
☐Trash storage out of public view
☐All screening integrated with overall building and/or landscape design
☒Downspouts appropriately located
☐Vents, utility connections integrated with design, avoid primary facades

Downspouts and gutters are not clearly identified on the proposed drawings, though they are likely needed. A condition is proposed requiring submittal of revised elevation drawings that clearly identify all downspouts and gutters for review and approval by staff.

Lighting
☐ **yes** ☐ **n/a** ☒ **no**

If "no" select from below and explain:
☐ Light fixtures are appropriate to the building and/or landscape design
☐ Avoid over-lit facades; consider ambient light conditions when developing lighting scheme
☐ Utilize shielded fixtures to avoid light spillover onto adjacent properties

No exterior lighting is proposed on the second floor balconies, though it will likely be needed. A condition is proposed requiring submittal of a revised lighting proposal to include exterior lighting for the second floor balconies with fixtures that are consistent with the architectural style of the development.

Determination of Compatibility: Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The new five-unit, townhouse style, multi-family residential building will face West California Avenue and will maintain the prevailing street front setback for the residential properties along this street.
- The proposed landscaping plan is complementary to the development of the site, with new drought tolerant landscaping used to create functional and usable common and private outdoor spaces.
- The new semi-subterranean parking garage will be accessed from West California Avenue. Pedestrian access to the semi-subterranean parking garage is from the rear common open space as well as a staircase at the front. The elevators and stairs are appropriately incorporated into the overall design of the building.
- A new 6'-6" maximum height boundary wall fence with a 42" tall open metal fence over a 36" high plastered concrete block planter is proposed. A condition of approval has been added requiring the boundary walls to be split-face block on the neighboring side.
- The trash bins and recycling containers are located in the semi-subterranean garage and adequately screened from public view.

- Downspouts and gutters are not clearly identified on the proposed drawings, though they are likely needed. A condition is proposed requiring submittal of revised elevation drawings that clearly identify all downspouts and gutters for review and approval by staff.
- Light fixtures are appropriately located adjacent to the main entries and private patio areas for each unit. The light fixtures proposed are designed to be architecturally consistent with the proposed Spanish Colonial Revival style of the building. No exterior lighting is proposed for the second floor balconies, though it will likely be needed. A condition is proposed requiring submittal of a revised lighting proposal to include exterior lighting for the second floor balconies with fixtures that are consistent with the architectural style of the development.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Relates to predominant pattern through appropriate proportions and transitions
☐Impact of larger building minimized

Building Relates to Existing Topography

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Form and profile follow topography
☐Alteration of existing land form minimized
☐Retaining walls terrace with slope

Consistent Architectural Concept

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Concept governs massing and height

Scale and Proportion

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Scale and proportion fit context
☐Articulation avoids overbearing forms
☐Appropriate solid/void relationships
☐Entry and major features well located
☐Avoids sense of monumentality

Roof Forms

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Roof reinforces design concept
☐Configuration appropriate to context

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The property is located in a multi-family zone where the neighborhood is comprised of a variety of one, two- and three-story residential buildings in a variety of architectural styles.
- The project's massing is broken up by recessed building forms and geometric volumes which is especially appropriate along the east and west facades as it breaks up the mass and accentuates the design to minimize a boxy profile.
- The maximum overall height will be 28'-1" for the new two-story, multi-family residential building.

Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing

☐ **yes** ☐ **n/a** ☒ **no**

If "no" select from below and explain:

☐Design is compatible with neighborhood context
☐Design is stylistically consistent
☒Employs consistent vocabulary of forms and materials while expressing architectural variety
☐Cladding materials and

A condition is recommended requiring the projecting bay along the southerly elevation of the second floor to be revised to provide appropriate visual support for the overhanging mass.

Entryway

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Well integrated into design
☐Avoids sense of monumentality
☐Design provides appropriate focal point
☐Doors appropriate to design

Windows

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Appropriate to overall design
☐Overall window pattern appropriate to style
☐Window operation appropriate to style
☐Recessed/flush window appropriate to style and/or location
☐Openings are well detailed

Privacy

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Consideration of views from "public" rooms and balconies/roof decks
☐Avoid windows facing adjacent windows

Finish Materials and Color

☐ **yes** ☐ **n/a** ☒ **no**

If "no" select from below and explain:

☒Textures and colors reinforce design
☐High-quality materials, especially facing the street
☐Materials appropriately enhance articulation and façade hierarchies
☐Wrap corners and terminate appropriately
☐Cladding is well detailed, especially at junctions between materials
☐Foam trim, finished on site, is prohibited

A condition is recommended requiring that ceramic tile similar to the private patio finish, or a scoring detail should be added at the hardscape path leading to individual unit entries along the easterly property line to add interest to the path sequence and better define unit entries.

Paving Materials

☐ **yes** ☐ **n/a** ☒ **no**

If "no" select from below and explain:

☐Decorative material at entries/driveways
☐Permeable paving when possible
☐Material and color related to design

The proposed driveway material is not identified on the drawings. A condition is recommended requiring that the driveway material be decorative and architecturally consistent with the proposed style of the building.

Ancillary Structures

☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:

☐Design consistent with primary structure
☐Design and materials of gates, fences, and/or walls complement primary structure

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- All new windows will be fiberglass, clear glass, and recessed within the opening with wood frames and sills. The windows will be a bronze finish, and a combination of fixed glass and casement which is compatible with the proposed Spanish Colonial Revival style of the building.
- The Spanish Colonial Revival design of the project features a smooth plaster finish, with wood corbels, one-piece clay tile roofing, and wood entry doors.
- A condition has been recommended requiring the projecting bay along the southerly elevation of the second floor to be revised to provide appropriate visual support for the overhanging mass.
- The new balcony railings are proposed to be a dark brown metal with a simple vertical pattern with a knuckle design.
- The pedestrian entry gates along the east and the west will be a dark brown metal with a simple vertical pattern.
- A condition is recommended requiring that ceramic tile similar to the private patio finish, or a scoring detail should be added at the hardscape path leading to individual unit entries along the easterly property line to add interest to the path sequence and better define unit entries.
- The proposed driveway material is not identified on the drawings. A condition is recommended requiring that the driveway material be decorative and architecturally consistent with the proposed style of the building.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **approval** of the project with **conditions**, as follows:

Conditions

1. Submit revised drawings and a material sample for review and approval by staff that identify split-face block for the boundary walls along the elevation that faces the adjacent neighbors.

2. Submit revised elevation drawings that clearly identify all downspouts and gutters for review and approval by staff.
3. Submit an exterior lighting proposal to include exterior lighting for the second floor balconies with fixtures that are consistent with the architectural style for staff review and approval.
4. The driveway material must be decorative and architecturally consistent with the proposed style of the building.
5. Add ceramic tile similar to the private patio finish or add a scoring detail at the hardscape path leading to individual unit entries along the easterly property line to add interest to the path sequence and better define unit entries.
6. Revise the detail of the projecting bay at the second floor of the southern elevation to provide appropriate visual support for the overhanging mass.

Attachments

1. Location Map
2. Neighborhood Survey
3. Photos of Existing Property
4. Reduced Plans